

APPLICATION FOR REPORT & CONSENT

**Building Act 1993
Building Regulations 2018**

Applicant Details: RBS Owner Agent

Name:		Phone:	
Company:		Fax:	
Address:		Email:	

Property Details:

No:		Street:		Town:	
Title Details:					
Owner:					

The report and consent of Council must be obtained when an application for a Building permit varies from the requirements outlined in the Building Regulations 2018 or any of the matters in the Building Regulations on the rear of this form.

NATURE OF REPORT & CONSENT

Please indicate the nature of the report and consent by circling one or more of the matters listed on the rear of this application and/or providing information below (eg. *Altering the permitted height of a fence within 9 metres of a point of intersection of a street alignment from 1m above the footpath to 1.5m along High Street, as shown on the attached drawing*)

Please provide any reason to support your request for this variation (refer to Minister’s Guidelines MG/12 (see over))

Documentation that must accompany this application:

1. Drawings showing a site plan, floor plan and elevations, and the relationship to neighbours/streetscape
2. A copy of the Title and Title Plan for the allotment
3. Copy of receipt of payment of **\$294.75** (unless otherwise stated in table over page) application fee – please call 1800 065 993 for payment options

DECLARATION

I _____ (name) hereby declare that the information provided on this form is, to the best of my ability, true and correct.

Signature: _____ Date: _____

Council is collecting the information on this form for municipal purposes as specified in the Local Government Act 1989. Any personal information will be used solely by Council for these purposes or directly related purposes. Council may disclose this information to other organisations if required by legislation. The applicant understands that the personal information provided is for the above purpose. The owner of the property may access or amend this information by contacting Council's Building Department or Privacy Officer on 5795 0000.

Matters that will require Council Report & Consent if they do not comply with Part 5 (siting provisions) of the Building Regulations:

Setback from a street alignment not complying with Reg. 73	Reg. 73(2)
Setback from a street alignment not complying with Reg. 74	Reg. 74(4)
Building height not complying with Reg. 75	Reg. 75(4)
Site coverage not complying with Reg. 76	Reg. 76(4)
Permeable surfaces not complying with Reg. 77	Reg. 77(3)
Car parking spaces not complying with Reg. 78	Reg. 78(6)
Side or rear boundary setbacks not complying with Reg. 79	Reg. 79(6)
Walls or carports on boundaries not complying with Reg. 80	Reg. 80(6)
Building setbacks not complying with Reg. 81 (daylight to existing habitable room windows)	Reg. 81(6)
Building setbacks not complying with Reg. 82 (solar access to north-facing habitable room windows)	Reg. 82(6)
Building design not complying with Reg. 83 (overshadowing of recreational private open space)	Reg. 83(3)
Window or raised open space not complying with Reg. 84 (overlooking)	Reg. 84(9)
Building design not complying with Reg. 85 (daylight to habitable room window)	Reg. 85(3)
Private open space for a building not complying with Reg. 86	Reg. 86(3)
Siting of a Class 10a building, that is appurtenant to a building of another class, that does not comply with Reg. 87	Reg. 87(2)
Front fence height not complying with Reg. 89	Reg. 89(3)
Fence setback from side or rear boundary not complying with Reg. 90	Reg. 90(2)
Length or height of side or rear boundary fence not complying with Reg. 91	Reg. 91(5)
A fence within 9m of an intersection of street alignments and exceeding height of 1m above footpath	Reg. 92(2)
Fence setback not complying with Reg. 94 (daylight to existing habitable room window)	Reg. 94(6)
Fence setback not complying with Reg. 95 (solar access to north-facing habitable room windows)	Reg. 95(3)
Fence design not complying with Reg. 96 (overshadowing of recreational private open space)	Reg. 96(3)
A mast, pole, aerial, antenna, chimney, flue or service pipe not complying with Reg. 97(1)	Reg. 97(2)

Notes: Siting Matters Part 5

1. Minister's Guidelines MG/03 requires that where a request is made to allow a reduction in setback requirements under Part 5 of the Building Regulations, Council is required to seek the views of the relevant adjoining owner. The neighbours will be given ten (10) business days to submit any comments for consideration.
2. Minister's Guidelines MG/12 outlines the decision guidelines Council must apply in considering a request for report and consent with respect to siting matters. Your application should address how your proposal satisfies MG/12. Copies of the Minister's Guideline MG/12 can be viewed on the Victorian Building Authority website at www.vba.vic.gov.au – Building Industry/Building Surveyors tab – Practice notes and resources

Matters requiring Council's Report & Consent that are non-siting matters

Projections beyond street alignment	Reg. 109(1) & (2)	
Precautions over a street alignment	Reg. 116(4)	\$299.10
Construction of building over an easement vested in Council	Reg. 130(1)	
Installation or alteration of a septic tank system, or construction of a building over an existing septic tank system	Reg. 132(1)	
Point of discharge of stormwater	Reg. 133(2)	\$146.85
Buildings above or below certain public facilities	Reg. 134(2)	
Construction of buildings on land liable to flooding	Reg. 153(2)	
Building on designated land or designated works	Reg. 154(1)	